

FACTSHEET

TITLE: **DECLARATION OF SURPLUS PROPERTY**, requested by the Director of Parks & Recreation, to declare a 2.04 acre portion of Holmes Golf Course, generally located on the north side of Pioneers Blvd., west of Ridgeview Drive, as surplus property.

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: 01/10/01
Administrative Action: 01/10/01

STAFF RECOMMENDATION: A finding of conformance with the Comprehensive with conditions of approval.

RECOMMENDATION: A finding of conformance with the Comprehensive Plan and Conditional Approval (7-0: Hunter, Krieser, Carlson, Duvall, Newman, Schwinn and Bayer voting 'yes'; Taylor abstaining; Steward absent).

FINDINGS OF FACT:

1. The Planning staff recommendation to find this proposed declaration of surplus property to be in conformance with the Comprehensive Plan, with conditions of approval, is based upon the "Analysis" as set forth on pp.2-3, concluding that the land is designated in the Comprehensive Plan for Parks and Open Space use and for a relocated fire station. However, the Parks and Recreation Department has determined that the specific use of this parcel, a golf course maintenance facility, can be replaced without adversely impacting the play areas of the golf course. The Fire Department has determined that the site will not be used for a relocated fire station. Federal regulations would require that any funds gained by conversion of this property from park use be dedicated to acquisition of park land. Parks and Recreation Dept. staff is investigating appropriate uses of sale proceeds to meet the community's needs. The Parks and Recreation Advisory Board recommends that the property be declared surplus. Other city agencies have reviewed the surplus land request and have determined that it would not be of use to the City at this time. This proposal conforms with the goals of the Comprehensive Plan in that Parks and Recreation Dept. indicates that the specific uses of the parcel can be replaced without hindering the recreational uses of Holmes Golf Course, and Fire Department states that it no longer is considering the site for a fire station. If the property is rezoned "O-3," impacts of specific development proposals will be reviewed through the use permit process.
2. The discussion between the Commission and staff is found on p.5. There was some concern about the parcel being changed to O-3 zoning. It was clarified by the staff that this finding of conformance with the Comprehensive Plan does not include the change of zone to O-3. The change of zone would require a use permit and would come back to the Planning Commission as a separate action.
3. Testimony in opposition is found on p.5.
4. The Planning Commission voted 7-0 to agree with the staff recommendation.
5. Condition #1 required to be completed prior to scheduling this item on the Council agenda is satisfied. The conditions required to be completed prior to or at the time of sale of the property are found on p.4.

FACTSHEET PREPARED BY: Jean L. Walker

DATE: February 20, 2001

REVIEWED BY: _____

DATE: February 20, 2001

REFERENCE NUMBER: FS\CC\FSCPC00010

W

DATE: December 22, 2000

GENERAL INFORMATION:

recommended that the land be declared surplus. (See attached memo from Lynn Johnson dated Sept. 25, 2000.)

3. The Land Use Plan of the 1994 Comprehensive Plan indicates this parcel as “Parks and Open Space,” along with all of Holmes Park. The site currently supports the recreation uses of the park as the location of maintenance facilities of the golf course. Lynn Johnson, Director of Parks and Recreation, notes that Talent+ has offered to construct replacement maintenance facilities for the golf course, in a location specified by the City. He states that two potential locations exist for these facilities which would not impact play areas of the golf course.
4. The 1994 Comprehensive Plan, in Chapter VI–Community Facilities, also designates the area as a proposed site for a relocated fire station. The Plan states that the Fire Department was “considering the relocation of three existing stations (i.e. the Arnold Heights/airport station, 48th and Claire, and 84th and South) in order to provide more efficient fire services.” (page 171)
5. Fire Department representatives have stated to Planning staff that upon further examination of the possibility of relocating existing stations, this parcel on Pioneers Blvd. is no longer under consideration for a fire station. (A written communication of this determination has been requested, but not yet received.) In the new Comprehensive Plan (scheduled for completion in 2001), the map depicting “Existing and Proposed City of Lincoln Fire Station Locations” (Figure 61 in current plan) should be amended to reflect this updated determination.
6. A declaration of surplus property does not constitute a change of zoning district, but this proposal clearly anticipates rezoning this property from “P Public Use” to “O-3 Office Park District.” The O-3 district requires a use permit, which offers a mechanism to assess and minimize impacts of future development upon adjacent uses.
7. Future office development on the subject parcel is not anticipated to impact any immediately adjacent residences, since the parcel is surrounded by park land, land slated for office park development, and (across 4-lane Pioneers Blvd.) land in long-term human services use.
8. Parks and Recreation has recommended that specific conditions regarding the rebuilding of the maintenance facilities be included in the purchase and sales agreement.
9. The Land and Water Conservation Act regulates the use of funds gained by the sale of this park property, requiring that park land of equal or greater appraised value be acquired. Parks staff is investigating purchasing property with the proceeds of this sale that might enhance the community’s Park and Open Space facilities.
10. No other City agencies responded with written comments or objections to notification of the proposal to declare this parcel surplus.

CONCLUSION:

The land is designated in the Comprehensive Plan for Parks and Open Space use and for a relocated fire station. However, the Parks and Recreation Department has determined that the specific use of this parcel, a golf course maintenance facility, can be replaced without adversely impacting the play areas of the golf course. The Fire Department has determined that the site will not be used for a relocated fire station.

Federal regulations would require that any funds gained by conversion of this property from park use be dedicated to acquisition of park land. Parks and Recreation Dept. staff is investigating appropriate uses of sale proceeds to meet the community's needs. The Parks and Recreation Advisory Board recommends that the property be declared surplus.

Other city agencies have reviewed the surplus land request and have determined that it would not be of use to the City at this time.

This proposal conforms with the goals of the Comprehensive Plan in that Parks and Recreation Dept. indicates that the specific uses of the parcel can be replaced without hindering the recreational uses of Holmes Golf Course, and Fire Department states that it no longer is considering the site for a fire station.

If the property is rezoned "O-3," impacts of specific development proposals will be reviewed through the use permit process.

STAFF RECOMMENDATION: Finding that a declaration of the property as surplus is in conformance with the Comprehensive Plan, in that the Parks & Recreation Department and Fire Department have determined that they do not need the property.

Recommended conditions prior to scheduling of this item before City Council:

1. Applicant provide a legal description of the subject parcel to the satisfaction of the City Attorney.

Recommended conditions prior to or at the time of sale of the property:

1. Subdivide Lot 80 I.T. of Section 4 T9N R7E to create two parcels.
2. The purchaser initiate the change of the property's zoning district to "O-3 Office Park District."
3. That the subdivision comply with all conditions and requirements of the subdivision regulations.
4. That the purchaser construct replacement park maintenance facilities to the specifications and in the location indicated by the City.
5. That an access easement be provided along Pioneers Blvd. to the satisfaction of the Public Works Dept. for future right-of-way needs.

Prepared by:

Edward F. Zimmer
Planning Department

COMPREHENSIVE PLAN CONFORMANCE NO. 00010

PUBLIC HEARING BEFORE PLANNING COMMISSION:

January 10, 2001

Members present: Hunter, Krieser, Carlson, Duvall, Newman, Taylor, Schwinn and Bayer; Steward absent.

Planning staff recommendation: A finding of conformance with the Comprehensive Plan, with conditions.

Carlson removed this item from the Consent Agenda for further discussion. He wanted some clarification and a synopsis of the position of the Parks Department. Ed Zimmer of Planning staff appeared to answer questions in the absence of the Parks Department. Carlson noted that there are no written comments from any of the residential property owners in the area. There is an O-3 parcel to the east and the assumption is that this surplus property will become a portion of that parcel. Zimmer confirmed that to be the desire of the Parks Department. Carlson asked whether there is provision for the current use to continue. Zimmer stated that in discussion with the potential buyers, they would accept a condition of paying to create the maintenance facilities elsewhere. The current plan for maintenance would continue at a site of their choosing. It does not affect the play areas of the golf course. Zimmer could not expound on the odd shape of the parcel. Carlson thought there would be some mention that they grow turf in that area. Zimmer did not know. Carlson then confirmed that it is mandated that the two acres be replaced with similar function. Zimmer's response was that because Holmes Lake Park and Golf Course were created with federal assistance, the proceeds of the sale must go to purchase park land and that is an element created by the history of this land.

Carlson then confirmed that the zoning is currently "P" and will remain so unless some action is taken to change it. Zimmer believes that it should be assumed that it will have a different zoning when sold and the adjacent zoning is O-3. The finding of conformance does not include that change of zone, however. The change of zone would come back to the Planning Commission as a separate action. The adjacent O-3 zoning is also use permit zoning and would require a use permit review and hearing.

Newman asked whether there is written confirmation from Fire that they do not want this property for a fire station. Zimmer acknowledged that the Fire Department did express that they do not desire this land for a fire station and he has asked for that in writing but has not received it yet.

Opposition

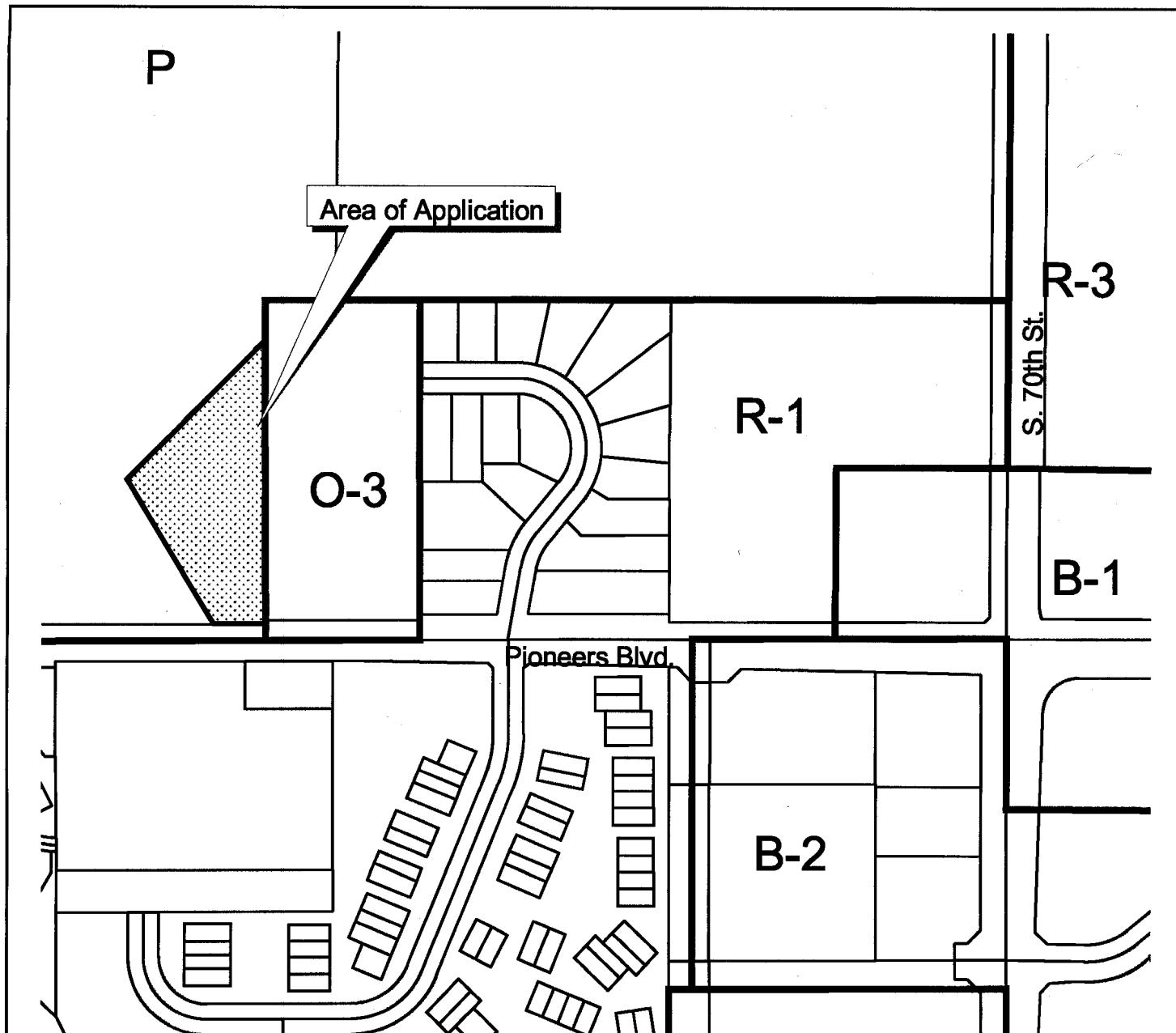
1. **Danny Walker**, 427 E Street, is rather concerned when he sees park property changing hands. There have been two unpleasant incidents in the near past--Hwy 2 where Parks tried to peddle some floodplain land to the Boy Scouts. How can the Director of Parks have the authority to do this? Secondly, ECCO Park in the middle of the floodplain and floodway; and 48th & Holdrege. He is not for or against this declaration of surplus property, but we should use some caution with what goes on with the public property and the actual reasons behind it.

Public hearing was closed.

ADMINISTRATIVE ACTION BY PLANNING COMMISSION:

January 10, 2001

Schwinn moved to find the proposed declaration of surplus property to be in conformance with the Comprehensive Plan, seconded by Krieser and carried 7-0: Hunter, Krieser, Carlson, Duvall, Newman, Schwinn and Bayer voting 'yes'; Taylor abstaining; Steward absent.

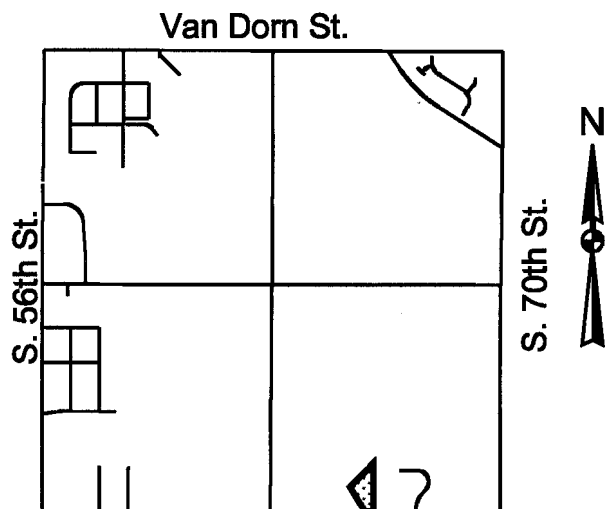
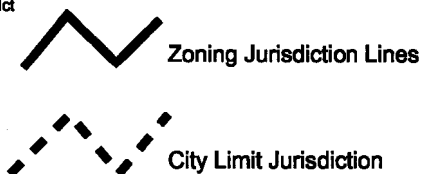


Comp. Plan Conformance #00010 **Pioneers Blvd. & Ridgeview Dr.**

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
 Sec. 4 T9N R7E



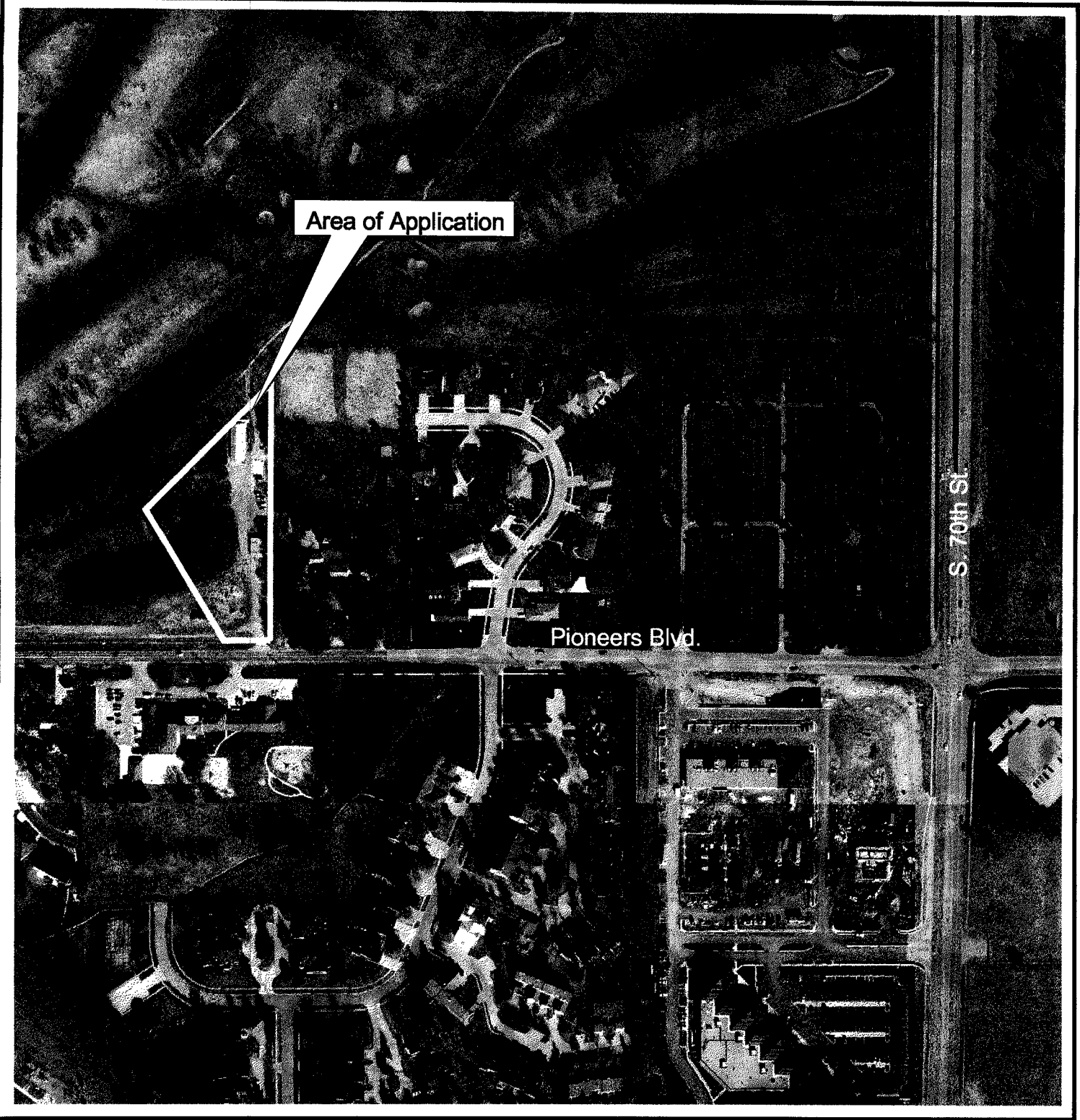
Pioneers Blvd.

Sheet 1 of 5

Date:

Lincoln City - Lancaster County Planning Dept.

006



Comp. Plan Conformance #00010
Pioneers Blvd. & Ridgeview Dr.



Sheet 2 of 5

Date: 1-2-01

Photograph Date: 1997
Lincoln City - Lancaster County Planning Dept.

007

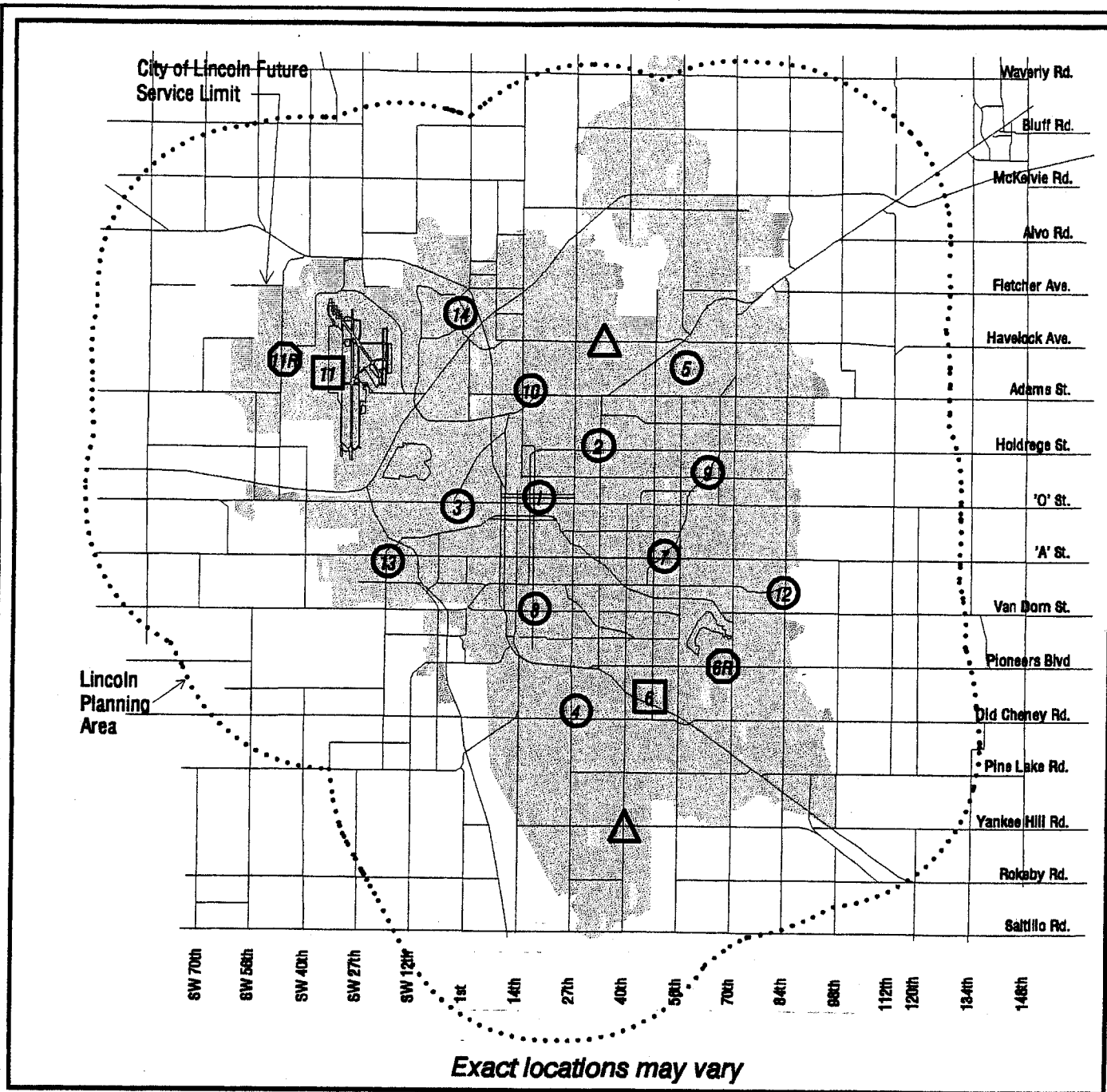


Figure 61

Existing and Proposed City of Lincoln Fire Station Locations



**Lincoln City/Lancaster County
Comprehensive Plan**

- Existing Station (w/Station Number)
- Proposed for Relocation
- △ Proposed New Station
- Proposed Relocated Station

Sheet 3 of 5

Memo

From: Lynn Johnson, Director

Lynn Johnson

CC:

Date: 09/25/00

Re: Holmes Golf Course Surplus Property Declaration

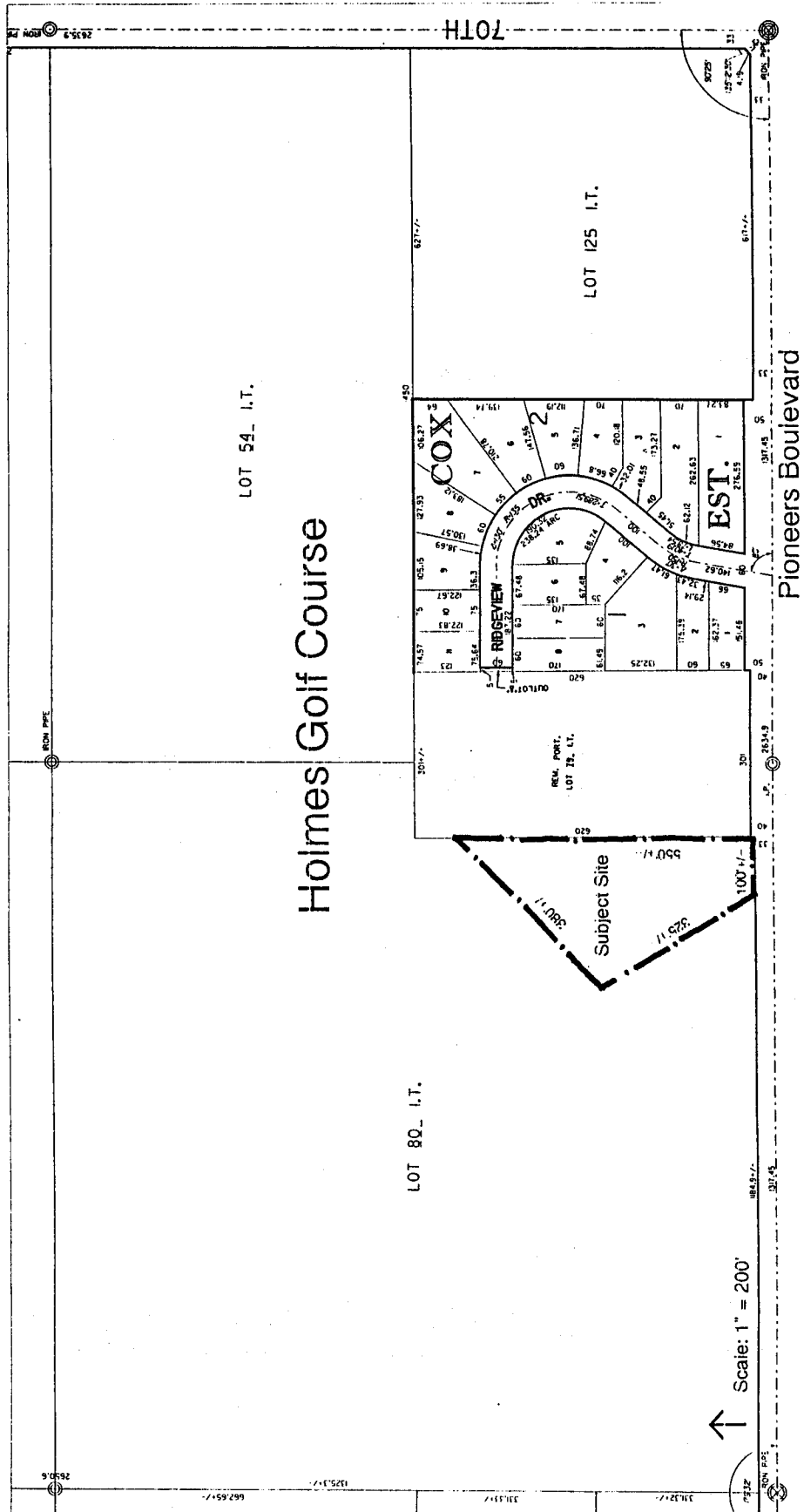
The purpose of this memo is to request that the process be initiated for declaring approximately two acres at Holmes Golf Course as surplus to the needs of the City. During their regular meeting of September 14, 2000, the Parks & Recreation Advisory Board recommended approval of declaring the subject site as surplus.

Talent+ (d.b.a. One Vista) has requested that the City sell 2.04 acres adjoining their property on Pioneers Boulevard. (Please see attached site plan). They are interested in developing a corporate campus for their business on the combined properties. They have indicated that they will begin phase one of construction upon having reasonable assurance that they will be able to acquire the additional 2.04 acres. They anticipate that construction of the second phase involving the subject site would likely occur within the next five years.

The Holmes Golf Course maintenance shop and appurtenant facilities are located on the subject site. Representatives of Talent+ have indicated that they will agree to construct replacement facilities in a location specified by the City. The specifics of this agreement will be detailed in the purchase and sales agreement. These are two potential locations for relocation of the maintenance shop and associated facilities in the area of the golf course. Sale of the subject property and development of an alternative maintenance facility will not affect play areas of the golf course.

The subject site is subject to conditions of conversion as specified by Land and Water Conservation Act regulations. Thus, the property must be replaced with newly acquired land of equal or greater appraised value. Parks and Recreation staff are investigating opportunities for acquisition of replacement in the vicinity of Wilderness Park and Stevens Creek.

Representatives of Talent+ have requested that the declaration process on this surplus property be moved along as expeditiously as possible so that they can finalize building plans and begin construction in the near future. I would appreciate any efforts to prioritize work on this request. Please phone me at 441-8265 with questions or comments. Thanks for your assistance!



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CPC000010

INTEROFFICE MEMORANDUM

TO: City Council Members FROM: Clinton W. Thomas
DEPARTMENT: City Council Office DEPARTMENT: Real Estate Division
ATTENTION: DATE: January 19, 2001
COPIES TO: Joan Ross SUBJECT: Holmes Park Surplus Property
 Kathleen Sellman
 Dana Roper
 Byron Blum

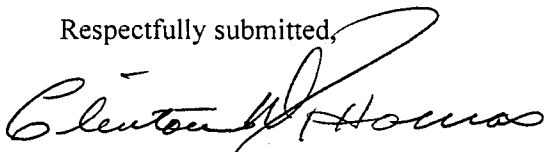
A request has been made to surplus approximately 2.3 acres of Park land along the south side of Holmes Golf Course. The area in question is where the maintenance facility and sprinkler control center for Holmes Park and Golf Course are located. Parks and Recreation Department has requested that the relocation of this facility be made a part of the agreement of sale.

An appraisal of the area dated October 26, 1998 was made by Richard Keith which indicated a land value of \$6.50 per sq. ft. based on Office Zoning. The area requested to be surplus has been modified slightly on 2 occasions since the original appraisal was made. An updated appraisal, dated October 9, 2000, indicated the land value of \$6.50 per sq. ft. was still valid and is the basis for establishing the value for the parcel to be surplus. A survey of the area has been made and indicates a land area of 100,751.49 sq. ft. to be declared surplus. The calculations of value are as follows:

100,751.49 sq. ft. X \$6.50/sq. ft. = \$654,884.69 Called \$655,000

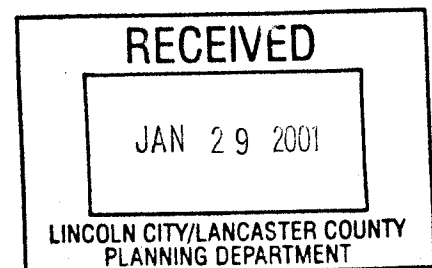
Therefore it is recommended that if the property is declared surplus an agreement be entered into to sell the property for \$655,000 with the understanding the purchaser will be responsible for relocating the maintenance shed and associated amenities.

Respectfully submitted,



Clinton W. Thomas
Certified General Appraiser #990023

dge



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